APARTMENTS FOR SALE OR TO LET

remebiles in Detroit factories in Septer suffered considerable decreased are to August and earlier months as year, but in the opinion of sales actives the decline was only such seasonal conditions would indue, seasonal conditions will be continued on about this last, and it is expected that operators will be continued on about this last for the rest of the year, exceptive the few final weeks.

Buying in industrial districts continues to come in sufficient volume to warst this assumption, executives dedicated and should the farmer by entable to come into the market a little later a resumption of heavy schedules may be enforced. The creation of new quality in automobiles by reductions of prices and the refinement and improvement of bodies and chassis have proved to be a determining factor in bringing many buyers into the immediate market who might otherwise have deferred their purchases.

Low-Priced Cars in Demand

Low-Priced Cars in Demand

Low-Priced Cars in Demand
Sales of cars in the lowest-priced
field are taxing factory capacity, and
some manufacturers in the middleclassed field are likewise enjoying record business, but the majority of
makers in the latter class are on considerably reduced schedules. Manufacturers of better grade cars are continuing on schedules approximating
those of the early year and have sufficient orders on hand to carry them
through to the first of the year. October is counted upon by several
makers in this class to furnish the
best volume of business of the year.
Inclosed car shows in many imporant cities of the country at this time
are expected to result in a steady flow are expected to result in a steady flow of orders to the factories and may furnish sufficient impetus to keep busi-ness on an even keel until the first of ness en an even keel until the hist of the year. The approach of the fall season has emphasized the popularity of closed cars more strongly than ever affa probably heralds the complete demination of the market by this type of vehicle in the coming year. Experiences of dealers in many sec-

ions of the country show many first ear owners coming into the market, the proportion of sales in some cities being less than 50 per cent in which the trade-in of a former car was involved. In some of these cases owners are buying an additional car and some have disposed of former cars before buying, but in many cases the purchases rep-resent the first car owned. Dealers have taken a conservative attitude on the used car question, and as a result factory officials are not anticipating a serious recurrence of the usual prob-

the country are besieging factory sales executives with applications for dealerships in their respective districts. There is a special desire for agencies in the low-priced lines, and many dealers in other lines will couple up with low-priced ones in 1923. As this de-mand comes from all parts of the country it is a good indication of the prob-able demand for cars in this class next

Good Prospects for 1923

Changes of the control of the contro

the estate of Simon Rosenblatt, Bank-ers Trust Company, trustee, 266 to 270 Third Avenue, three three-story build-ings and stores, to Sol Freidus and Morris Steinberg.

Equipment Bonds

reaced on income	percentage	basi	į
ATA S TO		241.7	į
All Coast Line. 6	1923-125		
Bane & Aib 416 Bh & Ohio 415	1923-35 1923-36 1922-27 1923-27 1923-37 1923-35	6.50	
Bleton A Ath	1923-36	5,35	
Balt & Ohio	1922-'27	5.25	
de Onio 4 19	1923-'27	5.20	
do	1923-'37	5.20	
Bethiehem Steel 7	1923-35	5.50	
Buff R & P 414-5-6 Canadian North, 5-6 Canadian Pac. 414-6	1923-,30	6.50	
Canadian No.	1923-'25	5.25	
Canadian Della 6-6	1923-129	5.75	
Canadian North 5-6 Canadian Pac 44-6 R R of N J 6 Cas & Ohio 514-6-514	1933-'32	6 40	
Ches & Colo	1923-'35	5.50	
the & N W 414	1923-'37	5.50	
do 1 1 1 4 1/2	1923	5.25	
do	1983-35	5.50	
A 1	1925-30	5.40	
do Pac . 412-5	1923-127	5.25	
St v 6	1923-'25	5.50	
8 5 5 7 O 5	1923-24	5.25	
M & C & O 6-7	1923-191	5:60	
NO 2 P 5-6	1923-35	5.60	
Co 434-6	1923-133	6.85	
un p 51 Li. 5-6	1933-'35	5.50	
## COhio 5 1/2 - 6-6 1/2 ## ## ## ## ## ## ## ## ## ## ## ## ##	1923-'30	8.00	
ria P p	1922-'35	5.40	
Trunk 11 4 12-5-6	1923-'35	5.75	
tent Nosin 6	1923-'35	5.85	
do Central, 416-5	1923-135	5.45	
de tentral, 416-5	1923-127	5.25	
do 6	1925-35	5.50	
nd train 2.72 519-7	1923-'38	5.20	
nd Har Belt 6	1923-36 1922-74 1928-24 1923-35	5.50	
en south b	1928-24	5.50	
Otto & 12: 1 6	1923-'35	5.75	
00	1923	5.35	
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helita 5 14	1925-36	5.30	
St D Cen . 5-6	1923-135	5.23	
do 6 5 5 M. 4 12 - 5	1923-'36	5.75	
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Y Carrie 6-614	1923-'33 .	5.50	
Ma	1923-35	5.10	
60 6	1923-135	5.60	
Yester	1923-'35	5.25	
YNWASTLA	1923-127	5.20	
orfolk # 38-5-6-7	1938-'37	6.50	
da west 414	1923-'34	5.25	
brth Pauls 6	1923-35	5.50	
As Fruit Exp 7	1923-130	5.20	
enn con Exp 7	1925-'85	5.20	
itte & The G	1923-'35	5.50	
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Suthern D. L. S. L. BBB	1923-'27	6.10	
do Pac. 415	1023-'96	5.25	
January 7	1924-'35	5.25	
ouins Fran 3-6 sathern Ry 415-5	1923-'27 1923-'26 1924-'35 1923-'15	5.60	
Un 4 75 - 5	1925-126	5.50	i
Protestan 19	1925-185	5.65	ĺ
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## Julius M. Barnes Defends **Future Trading in Grain**

of a "Judge Landis" of the Industry

The inquiry of the Federal Trade Commission into the causes of the fluctuation in the prices of grain during the last few years will be continued in Chicago next Tuesday, it was former head of the United States Grain Corporation, was the principal witness before the commission at the Federal Building yesterday.

Mr. Barnes gave a detailed analysis of market conditions would induce, sented when a lack of buying from the associal conditions would induce, sented when a lack of buying from the associal conditions would induce, sented when the federal grain trading on an unrestricted basis in July, 1920, to the present time. He defended future trading and declared that it was a necessary insurance service for milliers and it is expected that operations will be continued on about this one will be continued on about this one will be continued on about this one will be continued on about this of the federal grain trading on an unrestricted basis in July, 1920, to the present time. He defended future trading and declared that it was a necessary insurance service for milliers and the federal grain trading the service of the federal grain trading on an unrestricted basis in July, 1920, to the present time. He defended future that the creation of a position in the grain industry analogous to that held by Judge Lendis in baseball would be of great benefit to every one concerned. Barnes was of the opinion, however, that a man appointed to such a position would have to be entirely unassociated with grain trading.

Vesiern Pacific R. R. Corp in

Western Pacific R. R. Corp'n

Shows 9 Cents on Common Shows 9 Cents on Common
The first annual report of the Western Pecific Railread Corporation, which
owns all the stock of the Western
Pacific Railread Company, was made
public yesterday. It showed net income of \$1,615,117 after all charges and
taxes, and a surplus of \$44,032, or about
9 cents a share on the common stock
after allowance for dividends on the
preferred. The balance sheet revealed
total assets of \$33,309,000, consisting
mainly of securities, including \$47,451,
500 of Western Pacific Railway first
mortgage bands. There was a working
capital surplus of \$10,793,000 and a
profit and loss surplus of \$534,000. capital surplus of \$10.793,000 and a profit and loss surplus of \$534,098.

Park How Store Space Leaned

For \$45 a Square Fout
Henry Shapiro & Co. leased a store
at 34 Park Row to M. Resenthal, jeweler, at a gross rental of \$75,000, which
is at the rate of \$45 a square foot.
Spear & Co. leased offices at 1140
Broadway to Abraham Phillips, Joseph
Bach & Co. and Nat Bass Company; at
1125 Broadway to Nathan Bloom, at
699 Broadway to Barnet Moss & Sonat 634 Broadway to the Chain Knitting
Mills, the sixth floor at 624 Broome
Street to Jacob Kass & Co., and the
fourth floor at 34 West Thirty-seventh
Street to Ivel Process Company.
A. A. Hageman leased a store at 680
Sixth Avenue to May Brandstein, offices at 552-554 Seventh Avenue to Albert Capozzi and Morris M. Katpleman. 1674 at 551 West. fices at 552-554 Seventh Avenue to Albert Capozzi and Morris M. Katpleman, a left at 59 West Thirtleth Street to Venice Art Company, and the upper floors at 1438 Second Avenue to John Shaeckel, an office at 50 West Thirty-seventh Street to J. Solomon.

Large Plot on East Side Bought for Garage Site

The Garage Realty Company and Joseph P. Day, Inc., sold for the Standard Gas Light Company to the American Yellow Taxi Operators, Inc., a plot on the north side of Thirty-second Street, between First Avenue and the East River, for \$100,000. This property has been in the possession of the Standard Gas Light Company for thirty-five years. The American Yellow Taxi Company intends to creet a one-story garage on the site. The same story garage on the site. The same company leased for the Leindorf Motor Sales Corporation to the Fay Taxicabs, Inc., a one-story garage, 200x100, running through from 136th to 137th Street, between Madison and Fifth Avenues, for fifteen years, at an aggregate rental of approximately \$200,000.

Good Prospects for 1923

Preparations for manufacturers in this line for volume production in 1923 would indicate that there will be an extent closely approximating 9,000 a day. Many of these cars will go to freign countries, but the majority must find their market in the United States. Sales departments are lining up their forces to insure the disposition of cutput on a scale to warrant capacity operations and low price levels. Developments in this field promise to be a feature of the year's business.

Truck business continues somewhat stagnated, but there are indications of stapid development late in the year and in the early spring. The farm market

Recent Buyers of Realty
Joseph Pitman is the purchaser of
the five-story warehouse property at 13
to 17 Front Street, recently sold
through Childs & Humphries. The
building will be extensively altered for
use as a garage. Other purchasers of
properties sold recently are: August
Anderson. of 107 West Fifty-first
Street; Leo J. Bachmann, of 121 West
Ninetieth Street; Louis Periditsch, of
619 East 134th Street; John T. Scanlon
jr., of 3142 Perry Avenue; William C.
Baker, of 1094 Franklin Avenue, and
Frank Jankowski, of 280 East 135th
Street.

Vincent Astor Gets \$225,000

Loan and Tall Apartment Loan and Tall Apartment
William Vincent Astor has procured
from the Bank for Savings a loan of
\$225,000 on the seventeen-story apartment at the northeast corner of Park
Avenue and Seventy-ninth street,
102.2x85, at 5 per cent interest. The
loan is an equal lien with a prior
mortgage of \$525,000 on the property.
Frank L. Fisher Company has placed
a first mortgage loan with the Lawyers
Title and Trust Company for \$35,000
on the five-story apartment at 510
West 134th Street.

Ina Claire Rents Pelham House Prince & Ripley rented for Miss Ina Claire her home on Elderwood Avenue, Pelham Heights, Pelham, N. Y., to C. E. Frost, of this city.

Chauncey B. Griffen rented for Mrs. Ella V. Eveland her Colonial home on Claremont Avenue, in the Greenacres tract at Hartsdale, to Harry O. Hoyt, for two years.

Hunt's Point Branch for Bank J. Clark Davies, Inc., leased to the Public National Bank for its Hunt's Point branch a large store in new building at 940 Southern Boulevard, just north of the Hunt's Point subway station at 163d Street.

## Real Estate News

## Also Favors the Appointment Broad Street of a "Judge Landis" of Building for Telephone Co.

International Corp'n Leases
Six-Story Office Structure, With Immediate Possession, for 21 Years

The Broad Exchange Company leased to the International Telephone and Tele

of the Cutan Telephone Company, Porto Rieo Telephone Company, and Uruguayan Telephone Company and Radio Corporation of Cuba and Porto Rico, the six-story office building at 11 Broad Street, 31:138, for twenty-one years, with immediate possession. This lease is interesting as this section has become the center for companies of rapid communication. In the immediate section and vicinity are already the homes of the Western Union Telegraph Company, the All-America Cables, Radio Corporation, in the immediate accidence of America and a branch of the New York Telephone Company. The property which the Broad Exchange Company and the Alliance Resity Company, Brown, Wheelock-Harris, Vought & Co., Inc., were the brokers in the transaction. The building will be known as the inc., were the brokers in the transaction. The building will be known as the inc., were the brokers in the transaction. The building & Sanders, at 521 and 523 West 148d Street, et asix-story co. O. 100, locally the six-story dependent of the six-story apartment house at 902 Union Avenue, Six 143d Street, asix-story co. O. O. (c. were the brokers.

The building will be known of the New York Telephone Company, the All-America Cables, Radio Corporation of America and a branch of the New York Telephone Company. The property which the Broad Exchange Company and the Alliance Resity Company, Brown, Wheelock-Harris, Vought & Co., Inc., were the brokers in the transaction. The building will be known as the inc. were the brokers in the transaction. The building will be known as the inc. were the brokers in the transaction. The building will be known as the first of the control of the Porto Ries Telephone Company and bage & Eanders, attorneys, represented the Broad Exchange Company, and Stetson, Jennings & Russell, attorneys, represented the International Telephone Company.

respectively the specific property is restricted to house at the specific property is restricted to house to cost not less than \$3.50.0.

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The grounds, upon which hundreds of thouse house house

Demand for L. I. C. Space

The Roman-Callman Company have rented space in the loft building containing 80,000 square feet just finished for Robert P. Breese the remodeled dwelling at 249 East Sixty-first Street.

Hamilton Iselin & Co. has leased for Sterling Foote his furnished house at 183 East Sixty-second Street to Sampson Smith.

Flat for Manhattan Avenue

Abraham Polstein, son of Joseph Polstein, builder, purchased the plot, 100x 118th Company, which completes the renting of this building.

We state the southeast corner of 118th Street and Manhattan Avenue, and with his brother, Herman Polstein, will avest the southeast corner of the street and Manhattan Avenue and with his brother, Herman Polstein, will avest the southeast corner of the street and Manhattan Avenue, and with his brother, Herman Polstein, will avest the renting of this building.

Westchester Realty Men Meet
The New Rochelle Chapter of the
Westchester Real Estate Board of
Brokers held its first full meeting of
the season at the New Rochelle Yacht
Club last week. Mayor Scott and
Steven L. Angell, president of the
Westchester board, were among the
speakers. About one hundred real estate men from all parts of Westchester
County attended.

\*\*Stores for Tremont Ave.\*\*
Harold L. Lewis leased for the L.
Napoleon Levy estate the northwest
corner of Tremont and Arthur avenues, 100x120. The property is directly
opposite the Bronx Borough Hall. The
lessee will improve the site with a
two-story building with stores.

\*\*238,000 Rental for Garage\*\*

Purchases Plot at Malba

Malba Estate Corporation, through Champ & Dasey, sales directors, sold at Malba-on-the-Sound, L. I., to C. C. Smith, manager of Carnegie Hall, a large plot on Center Drive, opposite the Malba Country Club and adjoining the residence recently purchased by Mr. Smith from Grover Trumbull, Mr. Smith from Grover Trumbull, a cooms, bath, all modern improvements; was seen the common than the common that the common that the common that the common that the c

### Another Active Day Of Trading in Market Continues Strong Apartment Houses For Realty in Bronx

Thomas Lehnane Estate Sells Operator Sells Studor Court

> Joseph Shenk sold to a client of Cooper & Cohn the six-story elevator apartment known as Studer Court North at 98 West 177th Street, southeast corner of St. Nicholas Avenue,

100x100. The structure was held at

Briggs Avenue and 197th Street, 76.2x 92x irregular.

The 902 Union Avenue Corporation sold to Charles Heeht the six-story apartment house at 902 Union Avenue, 37.6x100.

Morris Rosen sold to Dora Lichtenstein the five-story apartment house at 1165 Union Avenue, 43.7x91.1x irregular.

x irregular.
Peter Frees jr. sold to Diedrich Eggers the five-story apartment house at 368 East 156th Street, 37.6x90.2x ir-

Third Ave. Corner Houses Held at \$100,000

Will Occupy Houses After Changes; Sales of Homes

The West 70th Street

William J. Diamond sold to the Oleiner Realty Corporation the property, 53.8x125, at 1208 Fulton Avenue.

Sele of Garage New Going

Sale of Garage Now Going

Abraham Polstein, son of Joseph Polstein, builder, purchased the plot, 100x 108, at the southeast corner of 115th Street and Manhattan Avenue, and with his brother, Herman Polstein, will erect a six-story elevator apartment, containing four and five room suites.

Building Near 5th Ave. Sold
William B. Osgood Field has bought from Charles A. Munn the six-story building at 9 West Thirty-fifth Street, 18.9x98.9, near Fifth Avenue.
Frank Vassalo sold to Charles and Pie-ra Enea the three-story building, with store, at 463 Ninth Avenue, 65x 20.6.

\$238,000 Rental for Garage Herry Cahn leased the recently completed two-story garage at the north-deast corner of Bergen Avenue and 153d Street for fifteen years at the aggregate rental of \$288,000 to the Montauk Garage Realty Corporation. The Silverman Exchange negotiated the lease.

North, on St. Nicholas Av. Corner; Many Tenements on the East Side Sold

10-20 WESTMINSTER ROAD, corner Caton Ave. at Prospect Park, 17 minutes from numeral district, high class residential neighborhood, two modern anatument building the commodern and fine closets. California Bangalow Apartments'—adving of send a property of the control of the con



PALISADE

ONE-PAMILT HOUSE, 9 rooms, large atticle, all improvements; medical microscopic for write D \$02, Tribune.

HACKENSACK

ATTRACTIVELY FURNISHED HOME for rent in Hackensack, N. J., 3 large rooms, correspondence invited. Miss E., 507 Amsterdam are: 507 A

APARTMENTS FOR SALE OR TO LET | APARTMENTS FOR SALE OR TO LET

UNFURNISHED APARTMENTS TO LET

KARAKAKAKAKA

24 West 59th Street

Facing Central Park Apartments of

2 to 6 Rooms

1 to 2 Baths

\$1500 to \$6000

Restaurant on Premises

Arrangements can be

made for maid service.

TEASE & ELLIMAN

340 Madison Avenue, N.Y.- Tel. Murray Hill 6209

30 EAST 68TH ST.

2 to 4 Rooms, 1 Bath

\$1,000 to \$2,000

Also studio with bath-\$1,800.

710 MADISON AVE.

2 Rooms and Bath

\$800 to \$1,000.

PEASE & ELLIMAN

835 Riverside Drive

READY FOR OCCUPANCY

New High Class Walk-Up 1454 University Avenue, Cor. Ogden and University Avs.

3-4-5 Rooms

All latest improvements; conven-ient to Jerome Ave, and Broad way subway, 6th and 9th Ave. "L." Apply on premises or John J. Meenan, 1966 Broadway, Columbus 4815.

Breoklyn

FURNISHED APARTMENTS TO LET

**Bonny Castle** 

601 West 191st St.

**Highland Court** 600 West 192d St.

Elevator Apartment.
4 Rooms, \$75; 5 Rooms, \$85;
6 Rooms, \$60; 8 Rooms, 2 Daths, \$125

REAL ESTATE BROKERS

Business HESS Country Properties Properties

Really Investments Mandel-Ehrich Corp.

REAL ESTATE BROKERS

CUSHMAN & WAKEFIELD, INC., 50 East 420 St. Tel. Murray Hill 7820.

WARDE - LANDSBORO System finances Home building, \$42 Madison Ave., N. Y. C.

TO LET FOR BUSINESS PURPOSES

BEAUTIFUL separate office, 200 sq. ft., \$800. 40th, near 5th. Longacre 8753.

APARTMENTS TO LET-FURNISHED

Manhattan

Moses A. Kuh purchased from the 400 Manhattan Avenue Corporation the Ensenada, at 521 and 523 West 148d Street, a six-story elevator apartment, 70.10x100, held at \$145,000. J. C. Hough & Co. were the brokers.

Henry J. Lange sold to Elizabeth G. Reed the five-story flat at 708 West End Avenue, 20x100.

Harry Geler sold to George Shapiro the two five-story tenements at 1761 and 1763 Madison Avenue, 50x82,11.

corner of Seventy-third Street, a five-story tenement, 28x85.

Harry Whelan sold to Julius Lederer the five-story flat at 1499 Avenue A, 23x75.

FLUSHING — SACRIFICE DESIRABLE frame dwelling, thirteen rooms, two baths, parquet floors, copper screens for porch and windows, two-car garage, fine shrubbery, excellent neighborhood, corner plot, casy terms, might take lots, second mortgage or small properly in part payment. HAMILTON, Owner, 215 South Parsons avenue, Flushing.

5 ROOMS and bath, steam heat, parquet, electric lights, etc., \$65 to \$75. Brand new. John F. Churlo, 122 Highlawn ave., Sea Beach subway to Kings Highway station, Avenue R end.

4 AND 5 ROOM housekeeping apartments at 58, 76 and 72 Columbia Heights, over-tooking harbor; open fireplaces, roof garden and all improvements; near subways; supt. on premises, or CHAUNCEY REAL ESTATE CQ., Ltd., 187 Montagus st., Brooklyn, Phone Main 4300.



Subway to Grand Central, transfer to Queensboro Subway (Corona Line) to 25th St. (Jackson Heights) Station.

By Motor - 59th via Queensboro Bridge, Jackson Ave. to 21th St.

Colf Links opposite Jackson Heights New Garden Apartments

New Elevator Garden Apartments

Jackson Heights

GOLF, TENNIS, CHILDREN'S PLAYGROUNDS, CARDENS, ETC.

The Queensboro Corporation Manhattan 50 East 42d St.

## SATURDAY OCT. 7

Go to the John W. Sterling Estate Lots Sale MAMARONE

and buy a few lots at your own price

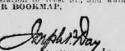
This beautiful estate (38 minutes from Grand Central), with its high, rolling land, brook, lake and waterfall, is opposite the entrance to the Shore Acres residential colony, convenient to half dozen golf clubs, several bathing beaches and Long Island Sound.

and HARRISON AVENUE LOTS Boston Post Road Also a fine house on an acre of Boston Post Road Lots and two other houses

ABSOLUTE AUCTION On Premises, Rain or Shine. 70% ON MORTGAGE
Lawyers Title & Trust Co. Policies Free

WARD CARPENTER & CO., Agents for Owners VISIT THE PROPERTY TO-DAY—Take N. Y., Mamaroneck or Harrison stations. From Marrison Post Road and property; from Harrison station erty; or trolley from either station to West St., to Harrison Ave. SEND FOR BOOKMAP.

67 Liberty St. New York City



Telephone Cortlandt 0744

# 3-4-5-6 Rooms APPLY OFFICE ON PREMISES

ABSOLUTE AUCTION WESTCHESTER **COUNTRY CLUB** 

350 RESIDENTIAL PLOTS AND 5 BEAUTIFUL DWELLINGS ON THE PREMISES, RAIN OR SHINE, AT 1 P. M.

Waterfront Privileges to Every Buyer

Note:-Provisions have been made for a comfortable, well lighted, covered tent in case of rain.

Free buses to property from Pelham Bay Park station of the Lexington Avenue subway all day today.

BRYAN L. KENNELLY INC.,

Real Estate Auctioneers

149 Broadway

LONG ISLAND REAL ESTATE FLUSHING-

Dutch Colonial residence, hollow tile and tapestry brick, asbestos shingle roof, 10 rooms, two tiled baths with showers, built-in fixtures, tiled kitchen sleeping and sun porches, oak floors throughout, hot water heat, 2 open fire-

ASK MR. HALLERAN Halleran Agency, Flushing, N. Y. Telephones 874 and 2553 Flushing.

places, 2-car garage, plot 50x135 feet, largo trees, artistically planted, tax

REAL ESTATE BROKERS

Horace S. Ely & Co. REAL ESTATE Missos Building, to William Street.

EDWIN H. HESS Business Property Managem
A Highly Specialized Service Mad. Sq. 8398

1st LOFT

TO LET FOR BUSINESS' PURPOSES

Tel. Cortlandt 1547

5 East 47th Street In the heart of new retail district.

Plenty of light and air. One floor above street. Large display window. Exceptionally Low Rent PEASE & ELLIMAN

340 Madison Ave. Murray Hill 6200

HIGH-CLASS STORES JUNCTION OF University and Ogden Aves Opposite Washington Bridge

11 FERT X 38 FEET 15 FEET X 87 FEET APPLY

JOHN J. MEENAN, INC.

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